

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greeley

State: CO

PJ's Total HOME Allocation Received: \$6,557,499

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 11				
% of Funds Committed	94.17 %	93.61 %	6	91.92 %	68	71	
% of Funds Disbursed	91.40 %	87.24 %	3	82.65 %	85	87	
Leveraging Ratio for Rental Activities	2.91	7.94	9	4.67	42	35	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.32 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.44 %	72.68 %	3	68.72 %	76	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	82.89 %	7	79.93 %	44	49	
% of 0-30% AMI Renters to All Renters***	45.83 %	46.93 %	7	44.94 %	47	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.19 %	1	94.87 %	100	100	
Overall Ranking:			In State: 4 / 11		Nationally: 78 80		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,506	\$17,269		\$25,717	48 Units	48.00 %	
Homebuyer Unit	\$31,232	\$6,934		\$14,669	45 Units	45.00 %	
Homeowner-Rehab Unit	\$0	\$19,402		\$20,391	0 Units	0.00 %	
TBRA Unit	\$1,609	\$2,747		\$3,201	7 Units	7.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greeley CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$85,621	\$141,947	\$0
State:*	\$78,862	\$86,370	\$19,983
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	39.6	8.9	0.0	28.6	Single/Non-Elderly:	43.8	2.2	0.0	0.0
Black/African American:	2.1	0.0	0.0	0.0	Elderly:	10.4	4.4	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	18.8	44.4	0.0	85.7
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	25.0	44.4	0.0	14.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.1	4.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	58.3	91.1	0.0	71.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	56.3	0.0	0.0	0.0	Section 8:	37.5	0.0 [#]		
2 Persons:	8.3	8.9	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	8.3	22.2	0.0	42.9	Other:	45.8			
4 Persons:	10.4	40.0	0.0	0.0	No Assistance:	16.7			
5 Persons:	8.3	20.0	0.0	42.9					
6 Persons:	6.3	8.9	0.0	14.3					
7 Persons:	2.1	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			62	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greeley State: CO Group Rank: 78
(Percentile)
State Rank: 4 / 11 PJs Overall Rank: 80
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	86.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

